

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Woodward Drive, 25' S of
Beck Street
(202 N. Woodward Drive)
15th Election District
5th Councilmanic District

Mark W. Stoecker
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-294-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for the subject property, known as 202 N. Woodward Drive, located in the vicinity of Mace Avenue in Essex. The property is a corner lot, located on the southwest side of the intersection of N. Woodward Drive and Beck Street. The Petition was filed by the owner of the property, Mark W. Stoecker, through the administrative variance process. At the request of an adjoining property owner, the matter was scheduled for a public hearing to determine the appropriateness of the relief sought. Specifically, the Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed 34' x 32' garage to be located outside the third of the lot farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition was Mark Stoecker, property owner. Appearing as a Protestant in the matter was Ms. Lona Seymour, the adjoining property owner who requested the public hearing.

Testimony and evidence offered revealed that the subject property is a triangular-shaped lot, located at the intersection of Beck Street and

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Date

By

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N. Woodward Drive, adjacent to a 10-foot wide alley along its southern property line. The property consists of 0.39 acres, more or less, zoned D.R. 5.5, and is improved with a single family dwelling, detached garage, above-ground swimming pool, and a small pavillion. The existing garage is located to the rear of the dwelling, adjacent to the Seymour property, and is accessed from Beck Street by an existing curb cut and driveway. The Petitioner would like to remove the existing garage and replace same with a 32' x 34' garage in approximately the same location. Testimony indicated that the old garage is too small to accommodate vehicles and lawn equipment and that the new garage will provide additional storage space for those and other personal items. However, due to the irregular shape of the lot, and the fact that it is a corner lot, a variance is necessary in order to construct the replacement garage where proposed. It should also be noted that the site plan indicates that the proposed garage will be located approximately 15 feet from the dwelling owned by the Protestant, Ms. Lona Seymour. In support of his request, Mr. Stoecker submitted a petition which had been signed by many of his neighbors indicating they have no objections to the proposed garage or its location on the property.

As noted above, Ms. Lona Seymour, who resides on the adjacent property, appeared and testified in opposition to the request. Ms. Seymour objects to the proposed garage being located just 15 feet from her home. She believes that the structure will interfere with light and air to her property and will be a large and imposing structure that will block her view. Ms. Seymour further stated that the Petitioner has plenty of room elsewhere on his property in which to locate the proposed garage.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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Date 4/15/07
By [Signature]

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

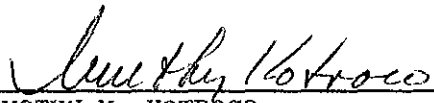
After considering the testimony and evidence offered by the Petitioner as well as the Protestants, I am persuaded to deny the Petitioner's request for variance. The Petitioner has not offered any justifiable reason why he could not locate the proposed garage elsewhere on the property. The site plan submitted demonstrates that there is ample room on other parts of his property to situate the proposed garage. In addition, his property is accessible from two 10-foot wide alleys that border his lot. Thus, I see no necessity for a variance in this instance. Furthermore, the proposed location of this structure just 15 feet from the home occupied by Ms. Seymour would be too burdensome upon that property owner due to its large and imposing size. While the old garage does currently exist in that location, the new garage is approximately three times the size of the old structure. In my opinion, constructing the new garage in the same location is not appropriate and should be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of April, 1997 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage to be located outside the third of the lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 8, 1997

Mr. Mark W. Stoecker
202 N. Woodward Drive
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Woodward Drive, 25' S of Beck Street
(202 N. Woodward Drive)
15th Election District - 5th Councilmanic District
Mark W. Stoecker - Petitioner
Case No. 97-294-A

Dear Mr. Stoecker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Lona Seymour
415 Beck Street, Baltimore, Md. 21221

People's Counsel

File

MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 202 N Woodward Dr. 21221
97-294-A which is presently zoned Residential
OR S-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To permit a proposed

garage (for use of the property owner only) to be located outside of the third of the lot furthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

Address

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: ML

DATE: 1/15/97

ESTIMATED POSTING DATE: 1/26/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 294

ORDER RECEIVED FOR FILING
4/18/97
Date
1/26/97

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 202 N Woodward Dr.
address
Balt M.D. 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See attached

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mark William Stoecker
(signature)
Mark William Stoecker
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 14th day of JAN, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mr Mark William Stoecker

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

NOTARY PUBLIC

My Commission Expires

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 7, 1999

-(Handship and practical difficulty) ●
97-294-A

To place this garage in the area that is required would not be making the best use of the land because of its odd shape and its being a corner lot. It would destroy the recreational use of my property. In the required area is two large trees that are the only trees on the lot. This being the only shaded area of my lot, this is where we do our picnicking, barbecuing and general outdoor activities.

Placing the garage where I have designated would allow direct access from the street and being the fact that there is already a garage in the same spot shows that a previous owner felt the same way as I do that this is the correct spot for a garage to be on this particular property. The existing garage is old and ugly and replacing it would greatly improve the value and appearance of my property and the properties in the surrounding neighborhood.

Thank You
Mark Stoeker

Zoning Description for
202 N. Woodward DR.

97-294-A

Beginning at a point on the west side of Woodward DR. which is 50 feet wide at a distance of 25 feet South of the centerline of Beck St. which is 50 feet wide. Thence running S. $64^{\circ}32'51''$ E 111.35 ft., N $21^{\circ}37'00''$ E. 68 ft., S. $69^{\circ}33'00''$ E 38.30 ft., N. $25^{\circ}28'02''$ E. 139.32 ft., S $68^{\circ}49'30''$ W. 211.13 ft., S $25^{\circ}27'00''$ W 57.04 ft., To the place of beginning. BEING Lot #10 and part of lot #11 Block F Section A as laid down on the plat of Essex which plat is recorded among the land records of Baltimore County in Plat book W.P.C. No. 3, folio 15 containing 17,000 sq. ft. Also known as 202 N. Woodward DR. located in the 15th election district,

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294

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property

identified herein as follows:

Case #37-294-A

(Item 294)

202 N. Woodland Drive

W/3 Woodland Drive, 25

S of Beek Street

15th Election District

5th Councilmanic

Legal Owner(s):

Mark William Stoecker

Variance: to permit a prop-

osed garage to be located out-

side of the third of the lot

farthest removed from any

street

Hearing Tuesday, March 18,

1987 at 8:40 a.m. in Rm.

118, Old Courthouse.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible; for

special accommodations

Please Call 887-3353.

(2) For information concern-

ing the file and/or hearing,

Please Call 887-3391.

2/3/79 Feb. 27

C122565

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Feb 27, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 27, 1987

THE JEFFERSONIAN,

A. H. Enid
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

032301

DATE 1/15/97 ACCOUNT 01-615

Item: 294
By: 2576

AMOUNT \$ 50.00

RECEIVED FROM: Mark Stoeker - 202 N. Woodward Drive

FOR: 010- Res bor. \$ 50.00

01A000027NICHRC
BA 0009:04AM01-15-97

\$50.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

032611

DATE 2/10/97 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Lona Seymour

FOR: Request Hearing 97-294-A

01A0000235NICHRC
BA 0002:28PM02-10-97

\$40.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-294-A

Petitioner(s): _____

Location: _____

I/WE, LONA SEYMOUR
Name(s) (TYPE OR PRINT)

() Legal Owners () Residents, of

415 BECK ST
Address

21221 686-7622
City/State/Zip Code Phone

which is located approximately NEXT DOOR feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

Lona Seymour
Signature Date

Signature Date

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 294

Petitioner: Mark Stoecker

Location: 202 N. Woodward Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARK William Stoecker

ADDRESS: 202 N. WOODWARD DR.

Balt M.D. 21221

PHONE NUMBER: 410 391-2756

AJ:ggs

(Revised 04/09/93)



CERTIFICATE POSTING

RE: Case No.: 97-294-A

Petitioner/Developer: MARK STOECKER

Date of Hearing/Closing: 2-10-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 202 WOODWARD DRIVE

BALTIMORE, MARYLAND 21221

The sign(s) were posted on

JAN 23, 1997
(Month, Day, Year)

Sincerely,

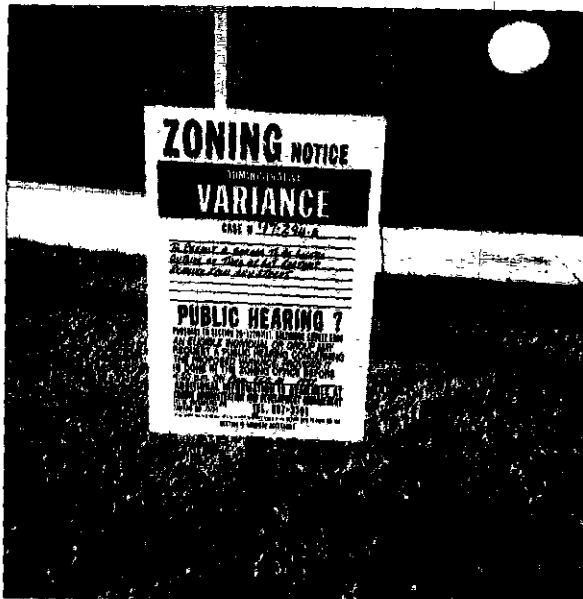
Thomas P. Ogle Sr. 1/23/97
(Signature of Sign Poster and Date)

Thomas P. Ogle Sr.
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-294-A

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-294-A

Petitioner/Developer: MARK STOELKER

Date of Hearing/Closing: 3-18-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

202 N. WOODWARD DRIVE

The sign(s) were posted on 3/3/97
(Month, Day, Year)

Sincerely,

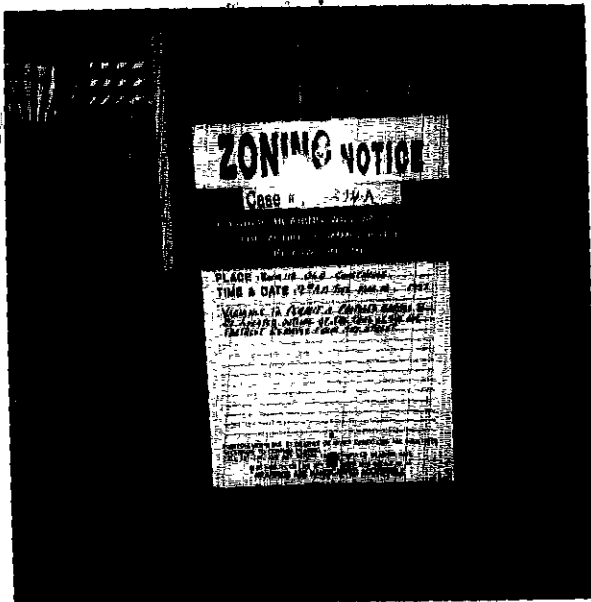
Thomas P. Ogle 3/3/97
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR.
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-294-A

ML

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 1/26/97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-294

To permit a garage to be located outside
of the third of the lot farthest removed from
any street.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Re: 97-294-A

THE AGENDA INCORRECTLY
LISTS THIS PROPERTY ADDRESS
AS 202 N. WOODLAND DRIVE;
THE CORRECT ADDRESS IS

202 N. WOODWARD

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 24, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-294-A (Item 294)
202 N. Woodland Drive
W/S Woodland Drive, 25' S of Beck Street
15th Election District - 5th Councilmanic
Legal Owner(s): Mark William Stoecker
Post by Date: 1/26/97
Closing Date: 2/10/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Mark William Stoecker



TO: PUTUXENT PUBLISHING COMPANY
February 27, 1997 Issue - Jeffersonian

Please forward billing to:

Mark William Stoecker
202 N. Woodward Drive
Baltimore, MD 21221
687-2151

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-294-A (Item 294)
202 N. ~~Woodland~~ Drive
W/S Woodland Drive, 25' S of Beck Street
15th Election District - 5th Councilmanic
Legal Owner(s): Mark William Stoecker

Variance to permit a proposed garage to be located outside of the third of the lot farthest removed from any street.

HEARING: TUESDAY, MARCH 18, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 21, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-294-A (Item 294)
202 N. ~~Woodland~~ Drive *WOODWARD*
W/S ~~Woodland~~ Drive, 25' S of Beck Street *WOODWARD*
15th Election District - 5th Councilmanic
Legal Owner(s): Mark William Stoecker

Variance to permit a proposed garage to be located outside of the third of the lot farthest removed from any street.

HEARING: TUESDAY, MARCH 18, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Mark William Stoecker
Lona Seymour

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Michael



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 4, 1997

Mr. Mark William Stoecker
202 N. Woodward Drive
Baltimore, MD 21221

RE: Item No.: 294
Case No.: 97-294-A
Petitioner: Mark William Stoecker

Dear Mr. Stoecker:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 15, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE:

1/27/97

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting Date: January 27, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

289

292

293

294

295

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

January 27, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JAN. 27, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 271, 287, 288,
289, 290, 292, 293, 294, 295 AND 297.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: January 29, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 271, 287, 289, 290, 293, and 294

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

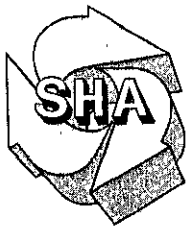
Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 1.24.97
Item No. 234 (MSK)

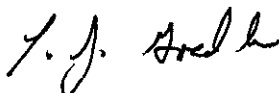
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

NOT REPLIED

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 14, 1997

Mark William Stoecker
202 N. Woodward Drive
Baltimore, MD 21221

Re: CASE NUMBER: 97-294-A (Item 294)
202 N. Woodland Drive
W/S Woodland Drive, 25' S of Beck Street
15th Election District - 5th Councilmanic
Legal Owner(s): Mark William Stoecker

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As informed at the time of filing your petition, it now becomes necessary to run notice of the hearing in a newspaper of general circulation. This office will place the newspaper advertising on your behalf. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

A copy of the Notice of Hearing will be forwarded to you shortly, Upon receipt of same, you must contact one of the sign posting vendors, in order to have the property reposted.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,


ARNOLD JABLON, DIRECTOR

AJ:ggs



☒ Variance ☐ Special Hearing

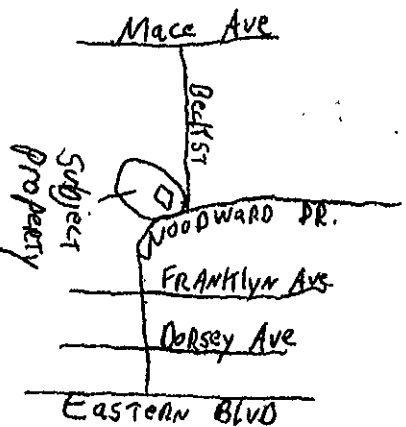
see pages 5 & 6 of the CHECKLIST for additional required information

Essex

9, folio# 74-75, lot# 10411, section#

OWNER: MARTIN W. STOECKER

97-294-A



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 574

1"=200' scale map#:

Zoning: D.R. 5.5

Lot size: 0.39 acreage 17,000 square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Local Area: ☐ yes ☒ no

Prior Zoning Hearings: *None*

NOT Flood Plain

Zoning Office USE ONLY

reviewed by:	ITEM #:	CASE#:

2.94



North

date: _____

prepared by:

N. WOOD WARD DR. 50' R/W 36' PARALLEL

Scale of Drawing: 1"= 30'

Bedlt ST 50' R/W 24' paving

PETITIONER'S
 EXHIBIT 1

MICROFILMED

APPLICANT'S EXHIBIT

FRANKLIN

600

*

535*

Ave

532

*

DRIVE

WOODWARD

BECK ST.

202

Proposed garage

415

ALLEY

418 *

414 *

414 *

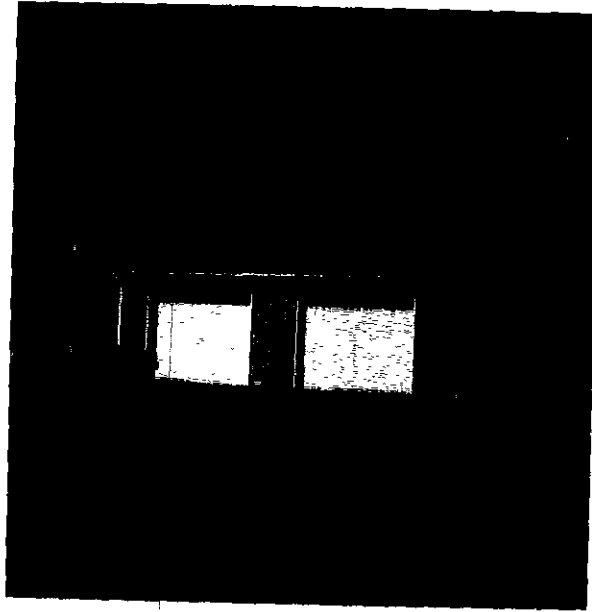
412

* I have signed statements from all of these neighbors except for 412 Beck St. which is owned and occupied by Albert Seymour, the son of Lona Seymour who has filed against the variance. Mr. Seymour personally came to me and explained that he is not in agreement with his mother and that he has no problem with my building this garage at the desired location.

Case No.

97-294-A

MICROFILMED



This is what the garage that I
plan on building will look like when
it has been completed.

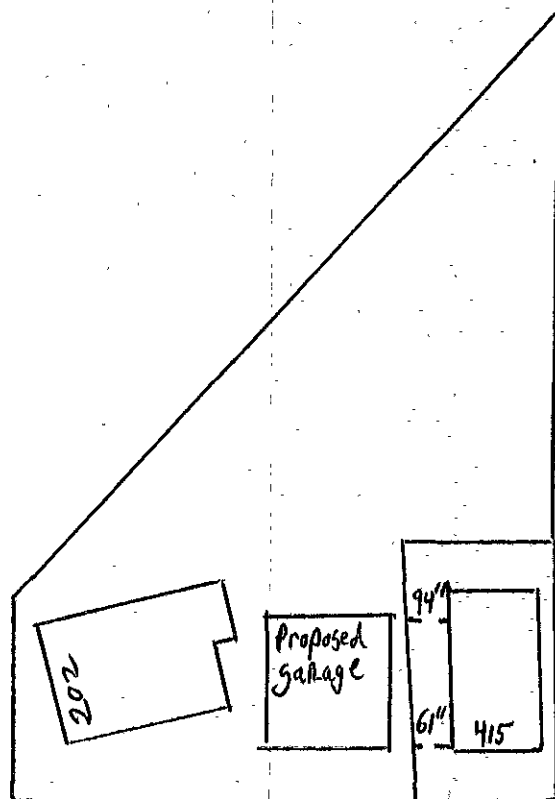
To Whom it may concern,

There are a few things that I would like to explain. First of all, Mrs. Seymour is the only person in my neighborhood that has a problem with my building this garage. In talking with my other neighbors it has been explained to me that Mrs. Seymour has been telling everyone that I am trying to build a commercial garage and open up a business there. This is as far from the truth as is possible. I am not making any attempt nor do I have any desire to do such a thing. I live in a residential neighborhood and the garage that I am building is for my personal use only. I tried to explain this to Mrs. Seymour but she refuses to listen. I have been in the homebuilding industry for close to 20 years, I am not an auto mechanic nor do I desire to be one. This garage is for storing my personal vehicles, motorcycle, lawnmower, shovels, rakes etc. Every other neighbor including her husband, Mr. George Seymour who lives with her and her son, Albert Seymour who lives directly across the street from her understand what it is that I want to build and have expressed to me personally that they have no problem whatsoever with my building this garage at this location.

Everyone in my neighborhood feels that my tearing down the old and ugly garage that is there now and replacing it with the new one will be a great improvement that they all welcome.

Thank you,
Mark w. Stoecker

Case No 97-294-A



This is to clarify that the correct distance from the Seymour's house to the property line is 61" in the front and 94" where the back of the proposed garage will be.

This puts the distance from their house to my garage will be 10' 10".

To Whom it may concern,

I/We the undersigned own/reside at the property at

418 Beck St.

which is located approximately 40 ft. feet from the property at 202 Woodward Dr. It has been explained to me/us of the size and location of the proposed garage that Mark Stoecker would like to build.

I/We have no objections to his building this garage.

Thank you,

Ida R. Sargent March 10, 1997
date

date

Remarks:

I have no objection to Mark Stoecker
building a garage on his property. I
have lived on this street for 49 yrs.
Mark has been a very good neighbor.

UNRECORDED

To Whom it may concern,

I/We the undersigned own/reside at the property at

416 Beck Street
which is located approximately 50 feet from the property
at 202 Woodward Dr. It has been explained to me/us of the size
and location of the proposed garage that Mark Stoecker would like
to build.

I/We have no objections to his building this garage.

Thank you,

Mrs Stanley C Finch 3/10/97
date

date

Remarks:

Mark explain to us what
he's building we have no problems
it will not disturb my kids.

ENCLOSURE

To Whom it may concern,

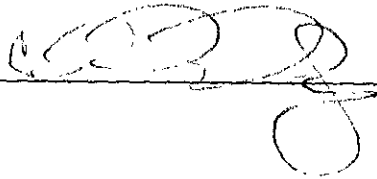
I/We the undersigned own/reside at the property at

414 Beck St

which is located approximately 50 feet from the property at 202 Woodward Dr. It has been explained to me/us of the size and location of the proposed garage that Mark Stoecker would like to build.

I/We have no objections to his building this garage.

Thank you,



3-8-99

date

date

Remarks:

To Whom it may concern,

I/We the undersigned own/reside at the property at
403 N. Woodward Dr. Balto, Md. 21221
which is located approximately 200 feet from the property
at 202 Woodward Dr. It has been explained to me/us of the size
and location of the proposed garage that Mark Stoecker would like
to build.

I/We have no objections to his building this garage.

Thank you,

<u>Robert Marione (R. Marione)</u>	<u>3-11-97</u>
	date
<u>Virginia A. Marione</u>	<u>3-11-97</u>
	date

Remarks:

To Whom it may concern,

I/We the undersigned own/reside at the property at
535 Franklin Ave Balti. MD. 21221
which is located approximately 150 feet from the property
at 202 Woodward Dr. It has been explained to me/us of the size
and location of the proposed garage that Mark Stoecker would like
to build.

I/We have no objections to his building this garage.

Thank you,

<u>Albert H. Hines</u>	<u>3/11/97</u>	date
<u>Betty J. Hines</u>	<u>3/11/97</u>	date

Remarks:

To Whom it may concern,

I/We the undersigned own/reside at the property at

600 FRANKLIN Ave
which is located approximately 150 feet from the property
at 202 Woodward Dr. It has been explained to me/us of the size
and location of the proposed garage that Mark Stoecker would like
to build.

I/We have no objections to his building this garage.

Thank you,

<u>Stenuto S. Priorazio</u>	<u>3-11-97</u>
	date
<u>Bonita J. Priorazio</u>	<u>3-11-97</u>
	date

Remarks:

To Whom it may concern,

I/We the undersigned own/reside at the property at
532 FRANKLIN AVE
which is located approximately 50 feet from the property
at 202 Woodward Dr. It has been explained to me/us of the size
and location of the proposed garage that Mark Stoecker would like
to build.

I/We have no objections to his building this garage.

Thank you,

<u>Carol O'Connell</u>	<u>3/11/97</u>
	date
<u>Myron O'Connell</u>	<u>3/11/97</u>
	date

Remarks:

97-294-A



FRONT of Property

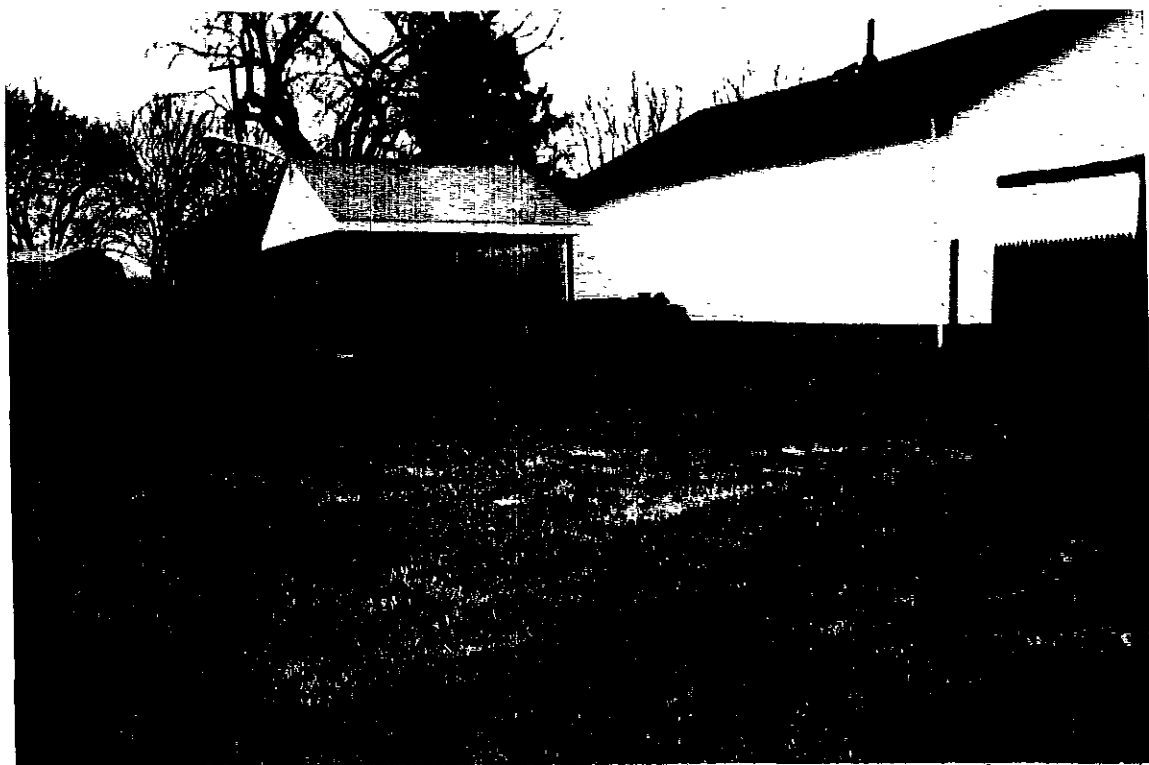
97-294-A

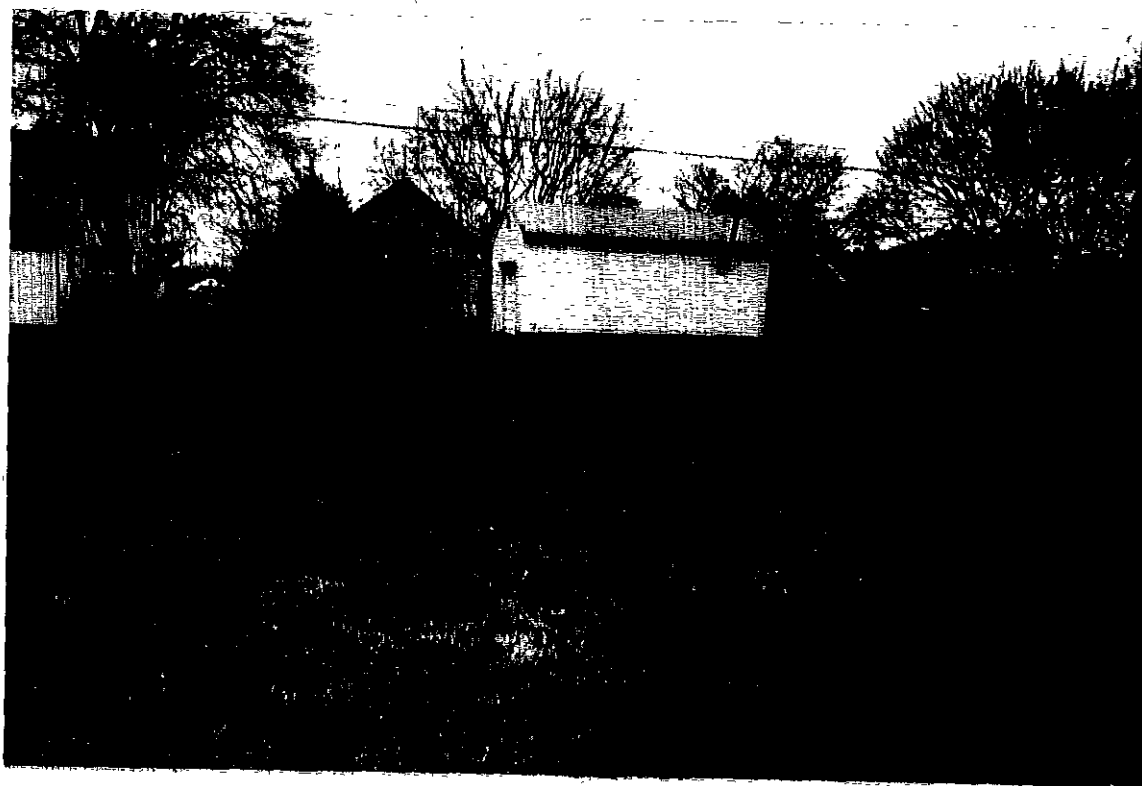


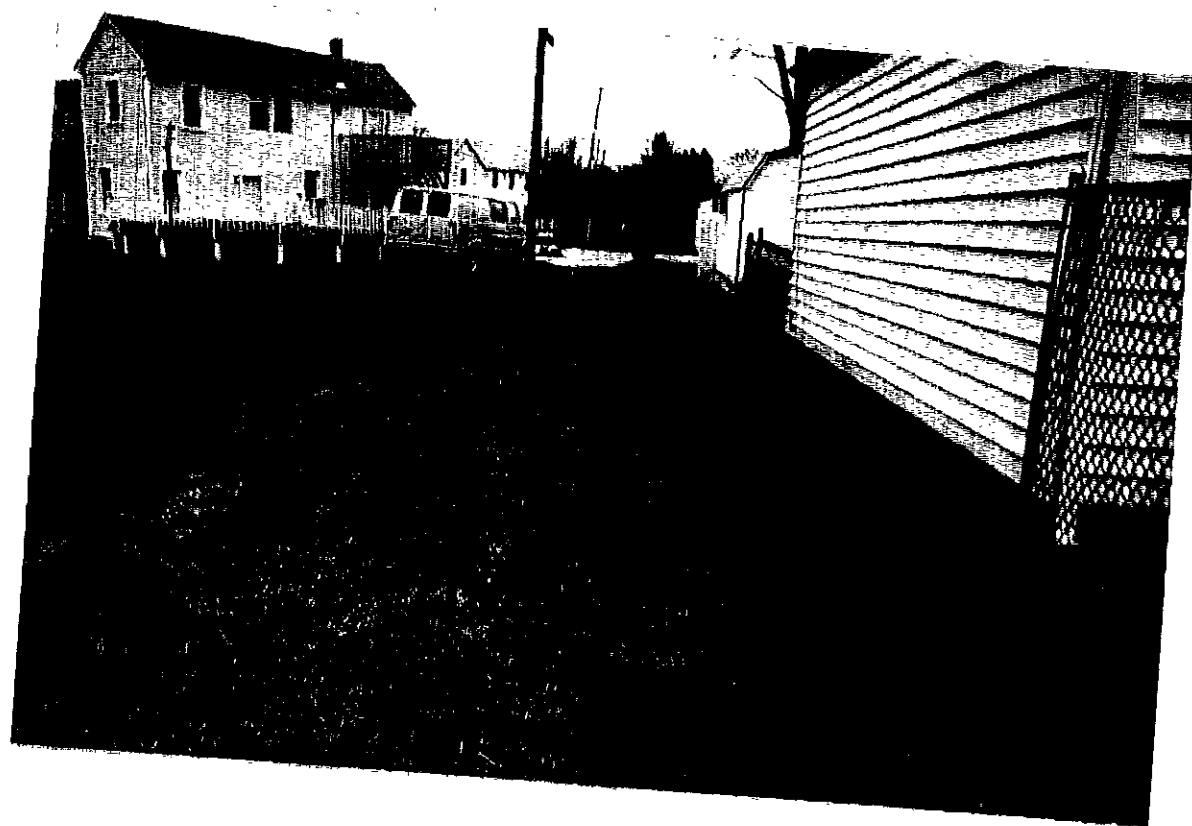
This is the Back of Property, the
EXISTING garage that is to be Replaced,
and the only adjacent property.



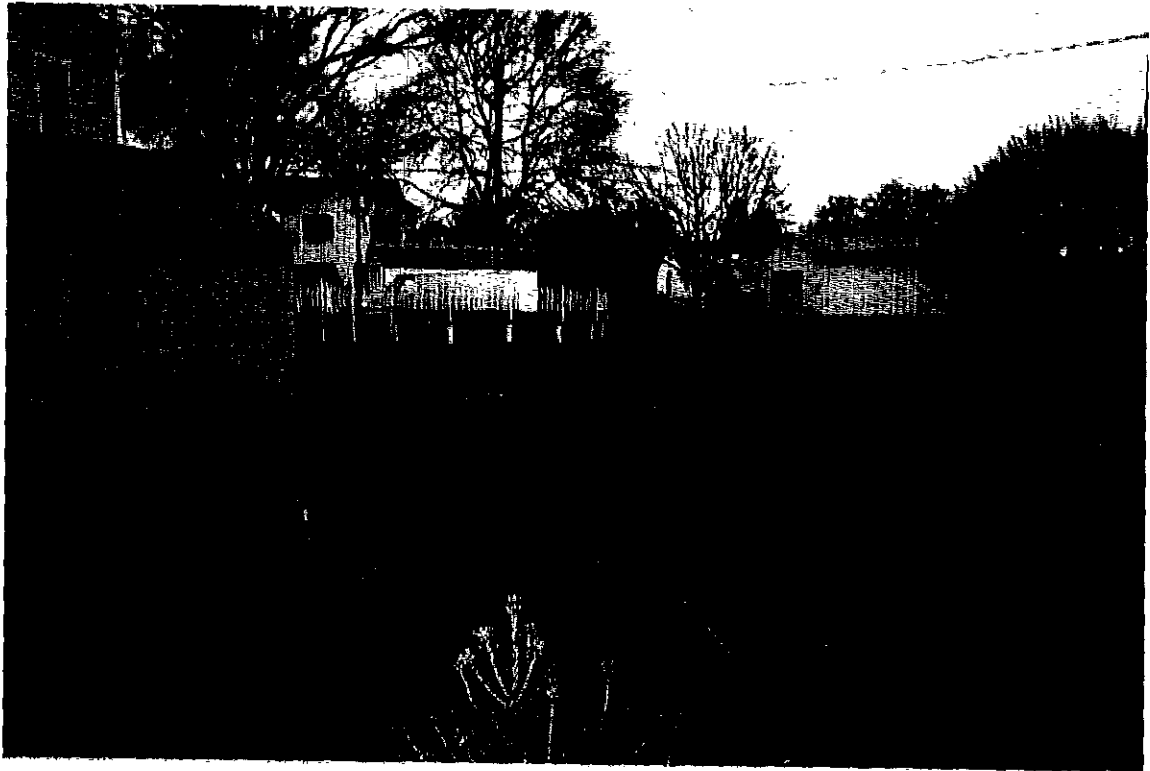




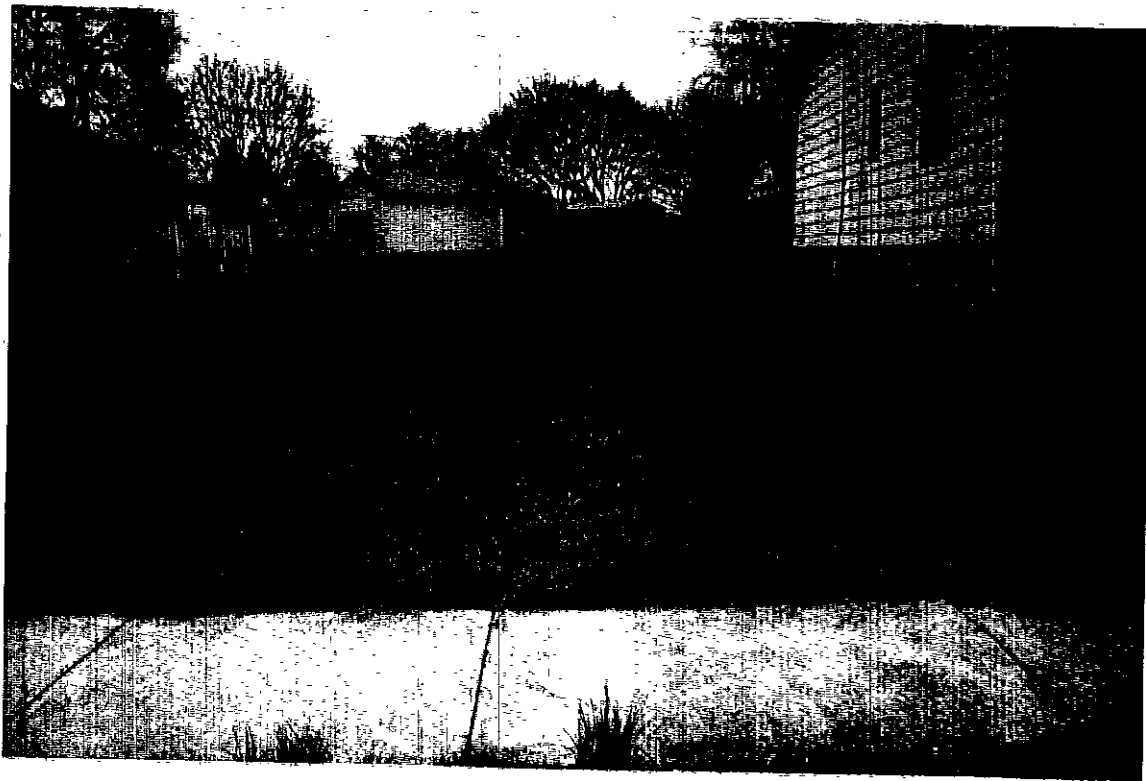
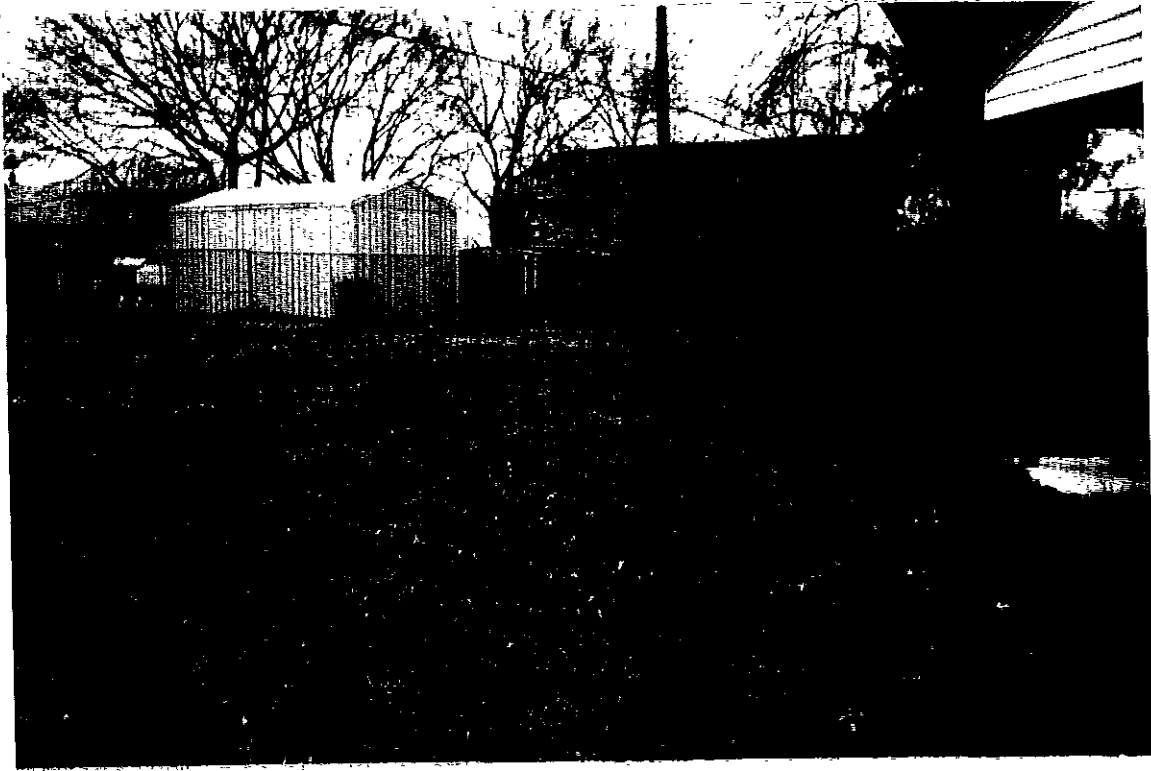


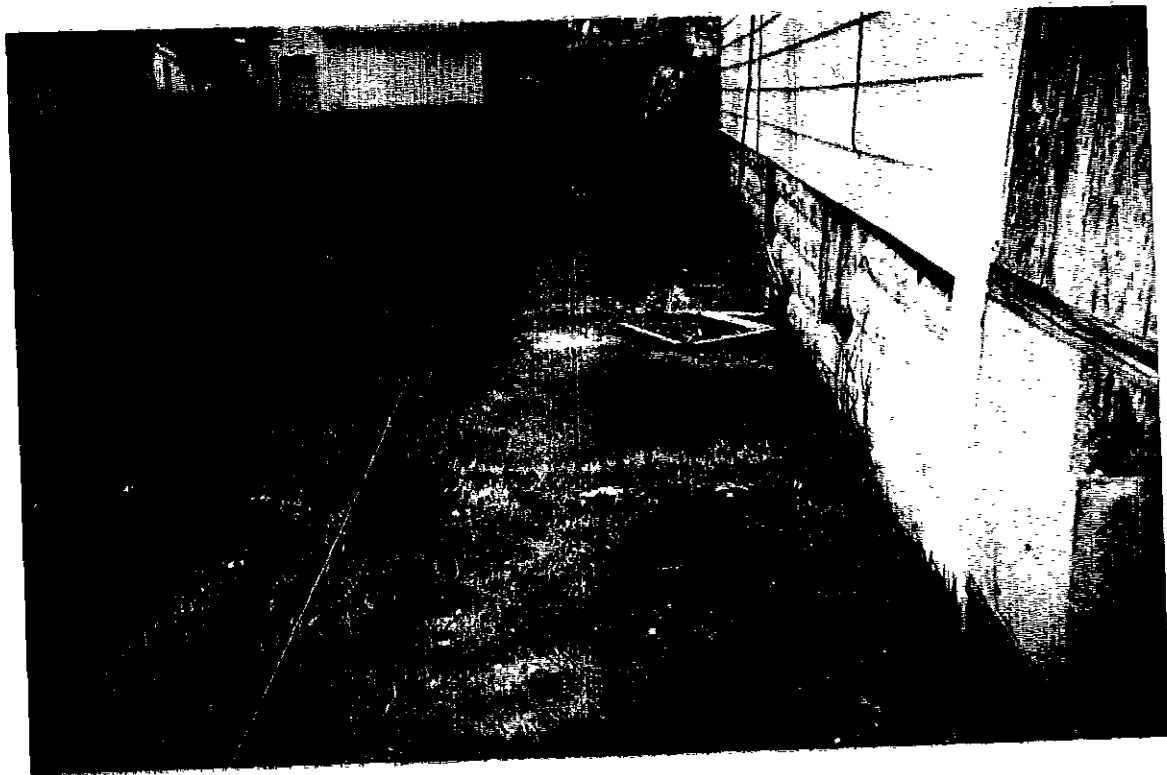


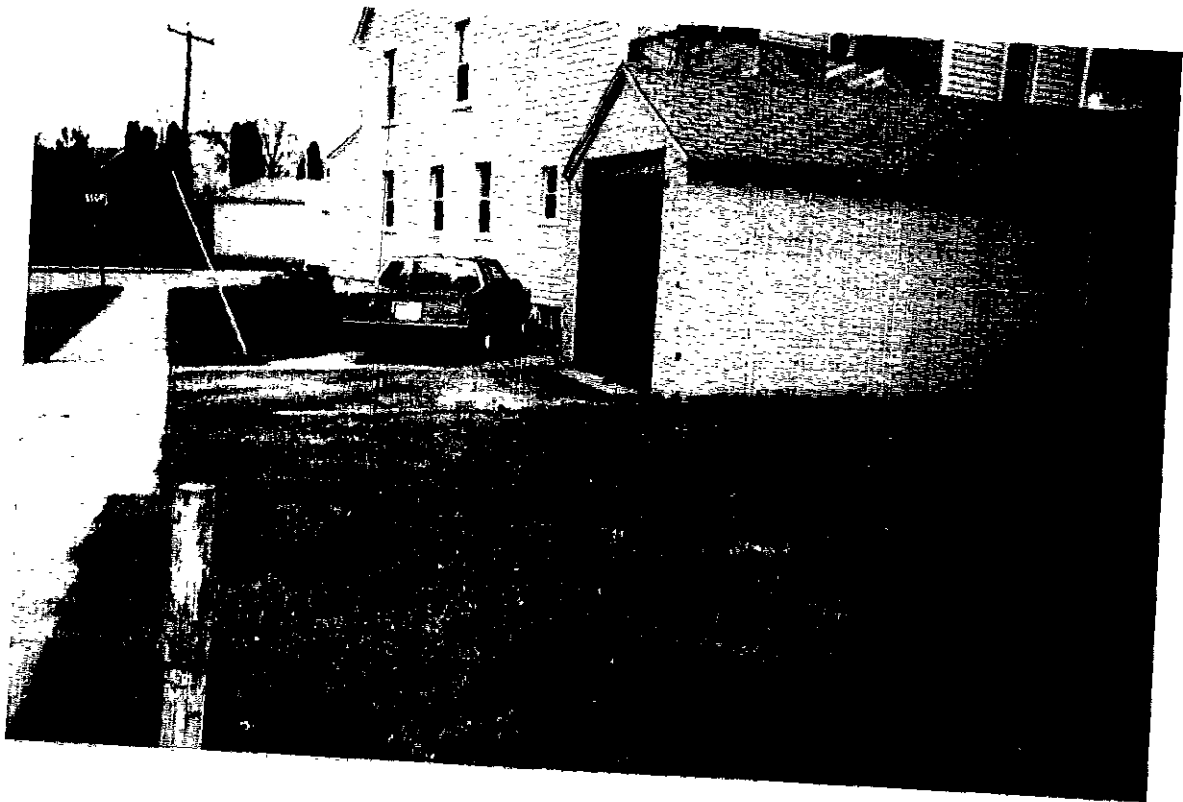
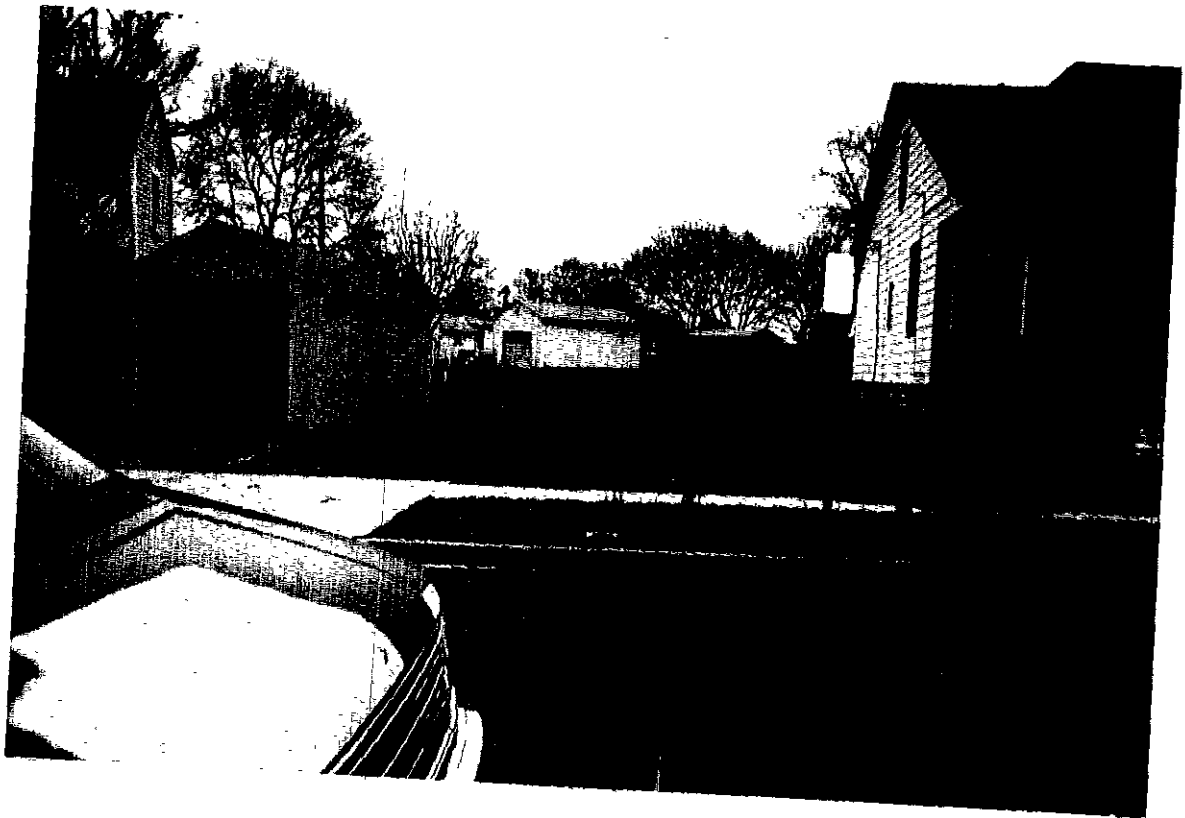
















photographs
Case 97-294-A

RECEIVED





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	ESSEX	N.E. 2-G
	9/18/54			
		DATE OF PHOTOGRAPHY		
		DEC. 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING, MICH.

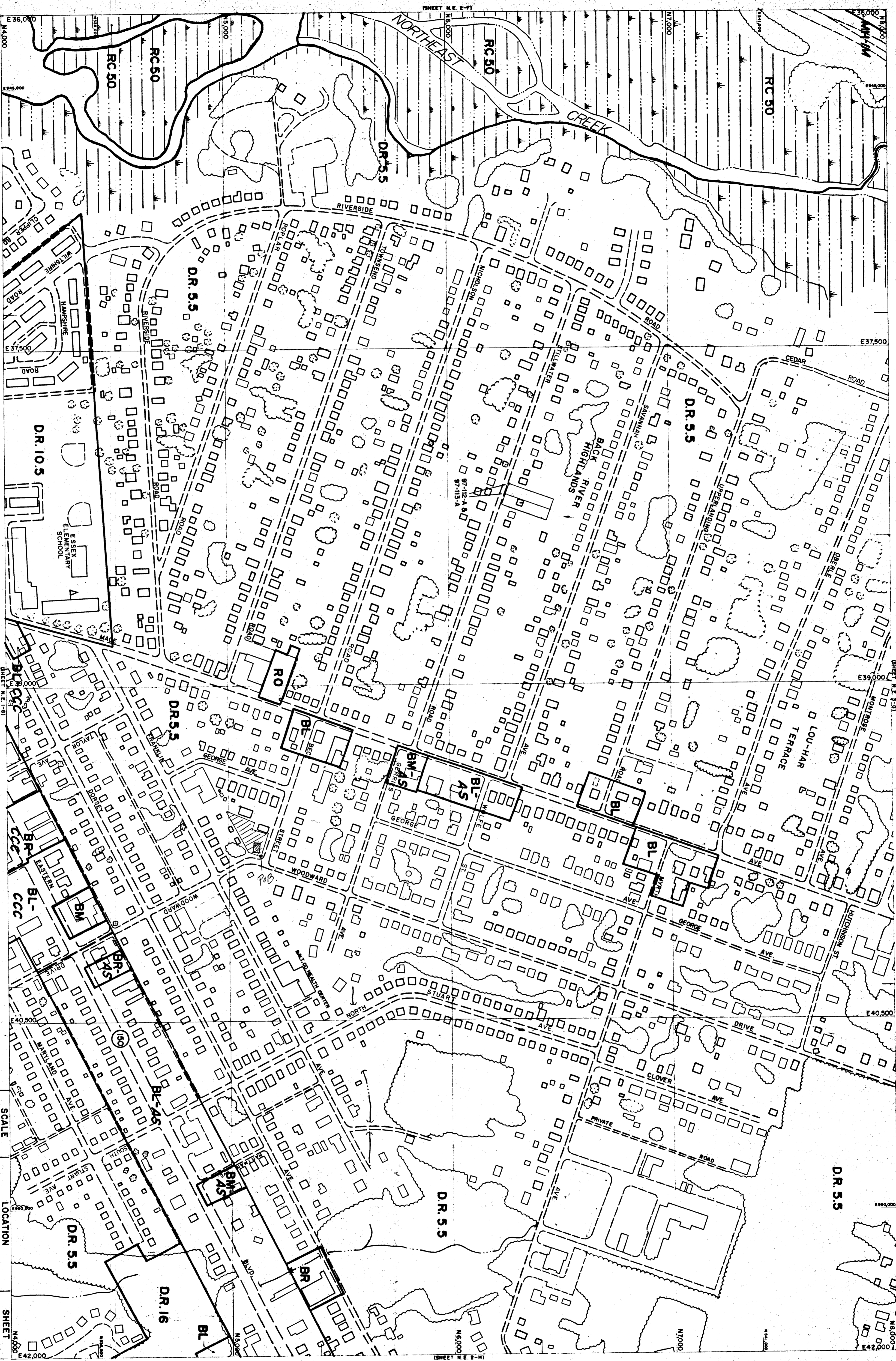
97-294-A

MICROFILMED



BALTIMORE COUNTY 97-294-A
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±		LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986		ESSEX	MICROFILMED, N.E. 2-G
			# 294



1 - S W

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bill No. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Karin Kanarey
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP 97-294-A

SCALE	DATE OF PHOTOGRAPHY	LOCATION	SHEET
1" = 200' ±	JANUARY 1986	ESSEX	N.E. 2-6

MICROFILMED